

EDGEWATER SERVICE LIMITED
12 MARINE PARADE, ST KILDA
NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the **2015** Annual General Meeting of members of the Company will be held at:

THE ST KILDA SOLDIERS' AND SAILORS' MEMORIAL HALL BUILDING

1ST. FLOOR

88-90A ACLAND STREET, ST KILDA

ON

MONDAY 14 DECEMBER, 2015 AT 7:30 PM

AGENDA

1. To elect a Chairman for the Meeting.
2. To confirm the minutes of the previous Annual General Meeting.
3. To elect Directors.

Nominations for Directors **must** be lodged with Ms. Anne McVean at the registered office no later than 72 hours before the Annual General Meeting.

There are 2 open Board positions. The following directors are retiring, and being eligible, offers themselves for re-election:

- Mr Sym Kohn
- Mr Shane Jenkins

4. Chairman's Report.
5. To receive the accounts and the budget.
6. To appoint an auditor

Edgewater Service Ltd

7. Any other business.

Proposals for any other business **must** be lodged with Ms. Anne McVean at the registered office no later than 72 hours before the Annual General Meeting.

Pursuant to section 249N of the Corporations Act 2001, Notice of Proposed Motion can only be given by one or more shareholders representing at least 5% of the votes.

Accordingly, any owner wishing to propose a motion for consideration at the Annual General Meeting, **must** lodge it with Ms. Anne McVean at the registered office no later than 72 hours before the Annual General Meeting together with at least 6 valid signatures.

EDGEWATER SERVICE LIMITED

ANNE McVEAN
Secretary

Suite 42
738 Burke Road
Camberwell VIC 3124
9836 9210

PROXIES : Every shareholder entitled to vote at the Annual General Meeting is entitled to appoint a proxy or attorney to attend in his or her stead. Proxies and powers of attorney must be lodged with Ms. Anne McVean at the registered office no later than 48 hours before the Annual General Meeting or they will not be recognised. You may, if you wish, appoint "The Chairman" as your proxy.

**EDGEWATER SERVICE LTD
ACN 004 514 596**

**FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2015**

**EDGEWATER SERVICE LTD
ACN 004 514 596**

CONTENTS

Director's Report

Statement of Comprehensive Income

Statement of Financial Position

Statement of Changes in Equity

Statement of Cashflows

Notes to the Financial Statements

Director's Declaration

Independent Auditor's Report

Auditor's Independence Declaration

**EDGEWATER SERVICE LTD
ACN 004 514 596**

DIRECTORS' REPORT

Your directors presents their report of the company for the financial year ended 1 July 2014 to 30 June 2015

Directors

The name of the directors in office at any time during, or since the end of the year are:

John Van Der Laan
Sym Kohn
Russell Jessop
Mark Brickles
Shane Douglas Jenkins
Ty Justin Brierley (appointed 11/12/2014)

The directors have been in office since the start of the financial year to the end date of this report unless otherwise stated.

Review of Operations

The profit (loss) of the company for the financial year after providing for income tax amounted to \$48,434.

Principal Activities

The principal activities of the company are as follows:

Ownership and management of 12 Marine Parade, St Kilda.

Significant Changes in the State of Affairs

There were no significant changes in the nature of the prinipal activities during the financial year.

Events Subsequent to the End of the Reporting Period

No matters or circumstances have arisen since the end of the reporting period which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in the future financial years.

Likely Developments and Expected Results of Operations

Likely developments in the operations of the company and the expected results of those operations in future financial years have not been included in this report as the inclusion of such information is likely to result in unreasonable prejudice to the company.

Environmental Regulation

The company's operations are not regulated by any significant environmental regulation under a law of the Commonwealth or a state or territory.

Dividends

Dividends paid or recommended are as follows:

The directors did not declare any dividends.

**EDGEWATER SERVICE LTD
ACN 004 514 596**

DIRECTORS' REPORT

Options

No options over issued shares or interests in the company were granted during or since the end of the financial year and there were no options outstanding at the date of this report.

Indemnification of Officers

No indemnities have been granted or insurance premiums paid, during or since the end of the financial year, for any persons who is or has been an officer or auditor of the company

Proceedings on Behalf of the Company

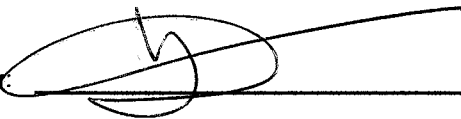

No persons have applied for leave of court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.

The company was not a part to any of those proceedings during the year.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under the section 307C of the Corporations Act 2001 is attached.

The directors report is signed in accordance with the resolution of the Director made pursuant to s.298(2) of the Corporations Act 2001.

Director: 
Dated: 19-10-15 John Vander Meer
Director: 
Dated: 19 OCT 15 Sym Kohn

EDGEWATER SERVICE LTD
ACN 004 514 596

STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

	Note	2015 \$	2014 \$
Revenue	2	450,406	383,150
Management Expenses		(29,244)	(36,419)
Depreciation & Amortisation		(12,314)	(14,220)
Professional Expenses		(27,585)	(17,362)
Property Maintenance Expenses		(293,800)	(447,890)
Other Expenses		(38,670)	(40,266)
		(401,613)	(556,157)
Profit before income tax	3	48,793	(173,007)
Income tax expense		(359)	(1,017)
Profit / (Loss) for the period		48,434	(174,024)
Total comprehensive income for the period		48,434	(174,024)
Total comprehensive income attributable to members of the entity		48,434	(174,024)

The accompanying notes form part of these financial statements

EDGEWATER SERVICE LTD
ACN 004 514 596

STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2015

	Note	2015 \$	2014 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	4	292,699	203,190
Trade and other receivables	5	<u>66,845</u>	<u>46,640</u>
TOTAL CURRENT ASSETS		<u>359,545</u>	<u>249,831</u>
NON-CURRENT ASSETS			
Property, plant and equipment	6	<u>93,279</u>	<u>105,593</u>
TOTAL ASSETS		<u>452,824</u>	<u>355,424</u>
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	7	61,409	12,688
Current tax liabilities	8	<u>359</u>	<u>114</u>
TOTAL CURRENT LIABILITIES		<u>61,768</u>	<u>12,801</u>
TOTAL LIABILITIES		<u>61,768</u>	<u>12,801</u>
NET ASSETS (LIABILITIES)		<u>391,056</u>	<u>342,622</u>
EQUITY			
Share capital	9	2,210	2,210
Sinking Fund	10	40,000	40,000
Retained earnings (accumulated losses)	11	<u>348,846</u>	<u>300,412</u>
		<u>391,056</u>	<u>342,622</u>

The accompanying notes form part of these financial statements

EDGEWATER SERVICE LTD
ACN 004 514 596

STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

Note	2015	2014
	\$	\$
Opening Balance	300,412	474,436
Retained Earnings		
Profit attributable to shareholders	48,434	(174,024)
Dividends Provided for / Paid	-	-
	<u>48,434</u>	<u>(174,024)</u>
Closing Balance	<u><u>348,846</u></u>	<u><u>300,412</u></u>
Reconciliation of Retained Earnings		
Opening balance	300,412	474,436
Profit attributable to shareholders	48,434	(174,023)
Dividends Provided for / Paid	-	-
Closing balance	<u>348,846</u>	<u>300,412</u>
Reconciliation of Sinking Fund		
Opening balance	40,000	40,000
Increase / (decrease) in sinking fund	-	-
Closing balance	<u>40,000</u>	<u>40,000</u>
Reconciliation of Issued Capital		
Opening balance	2,210	2,210
Issued shares	-	-
Closing balance	<u>2,210</u>	<u>2,210</u>
Total Equity	<u><u>391,056</u></u>	<u><u>342,622</u></u>

The accompanying notes form part of these financial statements

EDGEWATER SERVICE LTD
ACN 004 514 596

STATEMENT OF CASHFLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

	Note	2015 \$	2014 \$
Cash Flow From Operating Activities			
Receipts from current receivables		479,639	341,368
Laundry Receipts		2,336	-
Proceeds from Insurance		1,793	3,500
Recoveries		11,459	-
Interest received		1,196	4,981
Other receipts		1,731	3,576
Bike room bond deposits received		-	1,500
Payments to suppliers		(389,300)	(535,563)
GST		(9,121)	5,119
Income taxes paid		(114)	-
Other Adjustments		(10,111)	(821)
Net cash provided by (used in) operating activities	12	89,509	(176,340)
Cash Flow from Investing Activities			
Proceeds from sale (purchase) of Investments		-	-
Sale (purchase) of Property, Plant & Equipment		-	-
Net cash provided by (used in) investing activities		-	-
Cash Flow from Financing Activities			
Proceeds from and repayments of long term borrowings		-	-
Advance / Repayment of unsecured loan		-	-
Dividend Paid		-	-
Net cash provided by (used in) financing activities		-	-
Net increase (decrease) in cash held		89,509	(176,340)
Cash at beginning of the year		203,190	379,530
Cash at end of the year		292,699	203,190

The accompanying notes form part of these financial statements

EDGEWATER SERVICE LTD
ACN 004 514 596

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

1 STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements cover Edgewater Service Ltd as an individual entity. Edgewater Service Ltd is a company limited by shares, incorporated and domiciled in Australia.

Basis of Preparation

The financial report is a general purpose financial report that has been prepared in accordance with Accounting Standards, Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and the Corporations Act 2001.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions. Compliance with Australian Accounting Standards ensures that the financial statements and notes also comply with International Financial Reporting Standards as issued by the IASB. Material accounting policies adopted in the preparation of these financial statements are presented below and have been consistently applied unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Accounting Policies

Going Concern

The financial report of the company has been prepared on the basis that the company is a going concern and continues to trade. The directors believe that the company will achieve profitable operations in the future given the financial support and guarantee of the company and its directors.

Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity, all other decreases are charged to the income statement.

Plant and equipment are measured on the cost basis and are therefore carried at cost less accumulated depreciation and any accumulated impairment.

In the event the carrying value of plant and equipment is greater than the estimated recoverable amount, the carrying value is written down immediately to the estimated recoverable amount. A formal assessment of recoverable amount is made when impairment indicators are present.

The cost of fixed assets constructed with the company includes the cost of materials, direct labour, borrowing costs and an appropriate proportion of fixed and variable overheads.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the company and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the statement of comprehensive income during the financial period in which they are incurred.

**EDGEWATER SERVICE LTD
ACN 004 514 596**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015**

Depreciation

The depreciable amount of all fixed assets including building and capitalised lease assets, but excluding freehold land, is depreciated on a straight line or reducing balance basis over the asset's life.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of the reporting period.

An assets' carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains or losses are included in the statement of comprehensive income. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

Provisions

Provisions are recognised when the company has a legal or constructive obligation, as result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions recognised represent the best estimate of the amounts required to settle the obligation at the end of the reporting period.

Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less and bank overdrafts. Bank overdrafts are shown within short term borrowings in current liabilities on the statement of financial position.

Revenue and Other Income

Revenue received is made up of levy contributions by owners which is then managed by the body corporate managers BBC Strata Management Pty Ltd.

Interest revenue is recognised using the effective interest rate method, which for floating rate financial assets is the rate inherent in the instrument.

Interest revenue also consists of interest calculated on late payment of levies by the owners.

Trade and Other Payable

Trade and other payables represent the liabilities for goods and services received by the company that remain unpaid at the end of the reporting period. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of liability.

Contingencies

There are no contingent liabilities or contingent assets at 30 June 2015 and 30 June 2014.

**EDGEWATER SERVICE LTD
ACN 004 514 596**

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015**

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of goods and services tax, except:

- i) where the amount of GST incurred is not recoverable from the Australian Tax Office. It is recognised as part of the cost of acquisition of an asset or as part of an item of the expense.
- ii) receivables and payables are shown inclusive of GST.

Cashflows presented in the cash flow statement are net of GST.

Expenses

All expenses are recognised in the income statement on an accrual basis.

Related Party Transactions

All transactions with related parties are concluded on normal commercial terms and conditions.

Income Tax

The income tax expense is based on the profit from ordinary activities adjusted for any permanent and timing differences.

Timing differences which arise due to the different accounting periods in which items or revenue and expenses are included in the determination of accounting profit and income tax, are not brought to account as either a deferred tax asset or liability.

EDGEWATER SERVICE LTD
ACN 004 514 596

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

	2015	2014
	\$	\$
2 Revenue and Other Income		
Revenue		
Contributions & Levies Received	449,954	367,364
Interest Received - Bank	1,196	3,099
Interest Received - Owners	(764)	5,612
Laundry Receipts	2,336	-
Reimbursed Expenses		2,000
Recoveries	11,824	3,500
Other Income	(14,139)	1,575
	450,406	383,150
3 Profit for the year		
Profit before income tax from continuing operations includes the following specific expenses:		
Expenses		
Depreciation of property, plant and equipment	12,314	14,220
4 Cash and Cash Equivalents		
Cash at Bank - Macquarie 18058	188,127	203,190
Cash at Bank - Macquarie 07365	2,708	-
Cash at Bank - Macquarie 89960	101,863	-
	292,699	203,190
5 Trade and Other Receivables		
Levies / Contributions Receivable	66,845	46,640
6 Property, Plant and Equipment		
Freehold Land	2,200	2,200
Building Improvements	52,312	52,312
Furniture & Fittings	227,313	227,313
Less Accumulated Depreciation	(188,546)	(176,232)
	38,767	51,081

EDGEWATER SERVICE LTD
ACN 004 514 596

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

	2015	2014
	\$	\$
7 Trade and Other Payables		
Bike Room Bond	-	1,500
Levies Paid In Advance	59,689	6,069
GST Payable	1,720	5,119
	<u>61,409</u>	<u>12,688</u>
8 Current Tax Liabilities		
Provision for income tax	<u>359</u>	<u>114</u>
9 Issued Capital		
5 Ordinary Class A Shares @ \$2	10	10
1100 Ordinary Shares @ \$2	2,200	2,200
	<u>2,210</u>	<u>2,210</u>
10 Sinking Fund		
Sinking Fund	<u>40,000</u>	<u>40,000</u>
11 Retained Earnings (Accumulated Losses)		
(Accumulated losses) Retained earnings at the beginning of the financial year	300,412	474,436
Net Profit / (Loss) attributable to members of the company	48,434	(174,023)
Income Tax	-	-
Dividend Paid	-	-
Retained earnings at the end of the financial year	<u>348,846</u>	<u>300,413</u>

EDGEWATER SERVICE LTD
ACN 004 514 596

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2015

	2015	2014
	\$	\$
12 Notes to the Statement of Cash Flows		
Reconciliation of Cash		
Cash at the end of the financial year as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:		
Cash at Bank - Macquarie 18058	188,127	-
Cash at Bank - Macquarie 07365	2,708	-
Cash at Bank - Macquarie 89960	101,863	203,190
	<u>292,699</u>	<u>203,190</u>
	<u>292,699</u>	<u>203,190</u>
Reconciliation of Net Cash provided by Operating Activities to profit from ordinary activities after income tax.		
Operating profit (loss) after income tax	48,434	(174,024)
Non-cash flow in profit from ordinary activities		
Depreciation	12,314	14,220
Income Tax expense	-	-
Changes in assets and liabilities		
Increase (decrease) in trade & other creditors	(4,899)	5,552
Increase (decrease) in contributions in advance	-	(39,521)
Increase (decrease) in provision for income tax	245	109
Decrease (increase) in trade & other debtors	33,415	9,796
Decrease (increase) in prepayments	-	7,528
	<u>89,509</u>	<u>(176,340)</u>
Cash flow from operations	<u>89,509</u>	<u>(176,340)</u>

EDGEWATER SERVICE LTD
ACN 004 514 596

DIRECTORS DECLARATION

The directors of the company declare that:

1. The financial statements and notes, as set out on pages 1 to 14, are in accordance with the Corporations Act 2001 and:
 - (a) comply with Accounting Standards, and
 - (b) give a true and fair view of the financial position as at 30 June 2015 and of the performance for the year ended on that date of the company.
2. In the directors' opinion there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

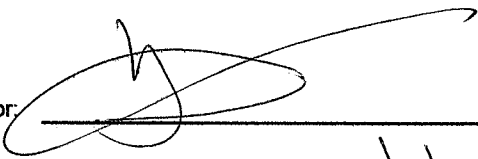
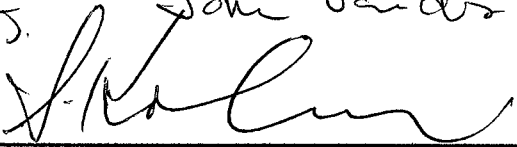
This declaration is made in accordance with a resolution of the Board of directors.

Director: _____

Dated: 19-10-15.

Director: _____

Dated: 19 OCT 15


John vanderhaar

S.M. KOHN



EDGEWATER SERVICE LTD
ABN 22 004 514 596

INDEPENDENT AUDIT REPORT TO THE MEMBERS OF
EDGEWATER SERVICE LTD

Scope

We have audited the accompanying financial report of Edgewater Service Ltd for the year period ended **30 June 2015**, which comprises of the Directors' Report, Statement of Comprehensive Income, Statement of Financial Position, Statement of Changes in Equity, Statement of Cashflows, Notes to the Financial Statements and Directors' Declaration for the year ended on that date.

Directors' Responsibility for the Financial Report

The directors of the company are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 1, the directors also state, in accordance with Accounting Standard AASB 101 *Presentation of Financial Statements*, that compliance with the Australian equivalents to International Financial Reporting Standards ensures that the financial report, comprising the financial statements and notes, complies with International Financial Reporting Standards.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

Liability limited by a scheme approved under Professional Standards Legislation

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001.

Qualified Audit Opinion

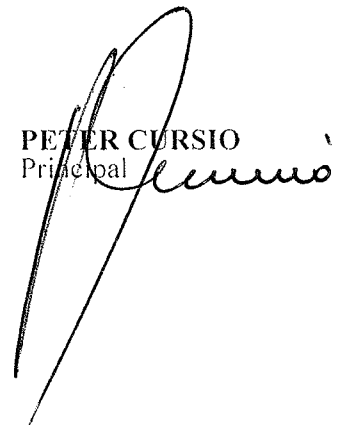
- (a) In our opinion, the financial report presents fairly in accordance with the *Corporations Act 2001*, including:
- (i) giving a true and fair view of the company's financial position as at 30 June 2015 and of its performance for the year ended on that date; and
 - (ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*; and
- (b) the financial report also complies with International Financial Reporting Standards as disclosed in Note 1.

CURSIO & CO
Chartered Accountants

Date: 21 October 2015

26 Young Street
MOONEE PONDS VIC 3039

PETER CURSIO
Principal

A large, stylized handwritten signature in black ink, appearing to read 'Peter Cursio', is written over the printed name and title.



Auditor's Independence Declaration

UNDER SECTION 307C OF THE CORPORATIONS ACT 2001
TO THE DIRECTORS OF
EDGEWATER SERVICE LTD
A.B.N. 66 004 514 596

I declare that, to the best of my knowledge and belief, during the year ended **30 June 2015** there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit/review, and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit/review.

Name of Firm: **Cursio & Co.**

Name of Principal: **Peter Cursio**

Date: 21/10/2015

Address: 26 Young Street, Moonee Ponds
Victoria 3039

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EDGEWATER SERVICE LTD
ABN 66 004 514 596
Detailed Statement of Financial Performance
For the Year ended 30 June 2015

	2015	2014
	\$	\$
Income		
Contributions & Levies Received	449,954	367,364
Laundry Receipts	2,336	-
Interest Received	1,196	3,099
Interest Receivable - Owners	(764)	5,612
Recoveries	11,823	-
Other Revenue	(14,139)	7,075
	<u>450,406</u>	<u>383,150</u>
Expenditure		
Accountancy & Audit Fees	12,045	6,315
Bank Charges	(1)	8
Cleaning	-	12,064
Consultancy Fees	1,500	-
Communication Costs	-	6,931
Committee Expenses	-	2,060
Depreciation	12,314	14,220
Ex-Gratia Payments	8,699	-
Filing Fees	4,916	1,113
Fire Protection Services	20,764	19,580
Gardening	-	1,315
Insurance	44,296	43,662
Interest Paid	18	-
Legal Costs	14,040	1,525
Lift Maintenance	33,545	36,377
Light & Power	17,904	20,888
Management Fees	29,244	36,419
Meeting Costs	1,026	-
Parking Expenses	-	794
Pest & Sanitation	-	340
Postage	600	-
Printing & Stationery	1,516	-
Professional Fees	-	9,522
Property Maintenance	195,196	334,304
Rates & Taxes	111	113
Sundry Expenses	1,583	6,373
Telephone	1,518	1,986
Waste Disposal	780	248
	<u>401,614</u>	<u>556,157</u>
Profit before Income Tax	<u>48,792</u>	<u>(173,007)</u>

*The accompanying notes form part of these financial statements.
These financial statements have not been subject to audit or review and should be read in conjunction with the attached Compilation Report.*

EDGEWATER SERVICE LTD
ABN 66 004 514 596
Detailed Statement of Financial Performance
For the Year ended 30 June 2015

	2015	2014
	\$	\$
Profit before Income Tax	48,792	(173,007)
Income Tax Expense	359	1,017
Profit after Income Tax	<u>48,433</u>	<u>(174,024)</u>
Retained Profits at the beginning of the financial year	300,413	474,436
Unappropriated Profit at 30 June 2015	<u><u>348,846</u></u>	<u><u>300,412</u></u>

*The accompanying notes form part of these financial statements.
These financial statements have not been subject to audit or review and should be read in conjunction with the attached Compilation Report.*



EDGEWATER SERVICE LTD
ABN 22 004 514 596

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF
EDGEWATER SERVICE LTD

I have audited the attached Detailed Statement of Financial Performance for the year ended 30th June 2015 and audited the reconciliation of total expenses \$401,613, to the amount detailed payments to suppliers and employees \$389,613 as disclosed in the Statement of Cash Flows for the year ended 30th June 2015.

This amount of \$401,613 is the equivalent of \$3,976 for each of the 101 apartments.

CURSIO & CO
Chartered Accountants

Date: 21 October 2015

26 Young Street
MOONEE PONDS VIC 3039

PETER CURSIO
Principal

A large, stylized handwritten signature in black ink, appearing to read 'Peter Cursio', is written over the printed name and title.

Liability limited by a scheme approved under Professional Standards Legislation

26 Young Street
Moonee Ponds Vic 3039
Correspondence: PO Box 142
Ascot Vale Vic 3032



Peter Cursio Pty. Ltd.
A.B.N. 62 006 593 497
Telephone: (03) 9370 9860
Facsimile: (03) 9370 7431

Budget 2015/2016

Edgewater Service Ltd.

Estimated COL Increase

	Actual 14/15	5.0% Budget 14/15	Variance	6.0% Budget 15/16	5.0% Budget 16/17	5.0% Budget 17/18
Admin - Audit	\$ 16,961	\$ 5,000	-11,961	\$ 12,000	\$ 12,600	\$ 13,230
Admin - Bank Charges	\$ -	\$ 10	10	\$ -	\$ -	\$ -
Admin - Consultants	\$ 1,500	\$ 10,000	8,500	\$ 1,590	\$ 1,670	\$ 1,750
Admin - Ex Gratia Payments	\$ 8,700		-8,700	\$ 9,900	\$ 10,400	\$ 10,920
Admin - Exec C'tee Expenses	\$ 1,026	\$ 2,160	1,134	\$ 1,090	\$ 1,140	\$ 1,200
Admin - Income Tax	\$ 11,910	\$ -	-11,910	\$ 12,620	\$ 13,250	\$ 13,910
Admin - Legal	\$ 14,040	\$ 15,000	960	\$ 10,000	\$ 10,500	\$ 11,030
Admin - Mgt Fees - Standard	\$ 29,244	\$ 38,240	8,996	\$ 35,000	\$ 35,000	\$ 36,750
Admin - Other Expenses	\$ 3,961		-3,961	\$ 4,200	\$ 4,410	\$ 4,630
Admin - Postage	\$ 617	\$ 7,280	6,663	\$ 650	\$ 680	\$ 710
Insurance	\$ 44,295	\$ 68,460	24,165	\$ 46,950	\$ 49,300	\$ 51,770
Maint Bldg - Caretaking	\$ 58,362	\$ 61,080	2,718	\$ 64,740	\$ 67,980	\$ 71,380
Maint Bldg - Cleaning - Windows/Glass	\$ 10,980	\$ 12,670	1,690	\$ 23,280	\$ 24,440	\$ 25,660
Maint Bldg - Electrical	\$ 2,281	\$ 15,450	13,169	\$ 2,420	\$ 2,540	\$ 2,670
Maint Bldg - Fire Protection	\$ 20,764	\$ 20,560	-204	\$ 21,790	\$ 22,880	\$ 24,020
Maint Bldg - General Repairs	\$ 6,274	\$ 11,570	5,296	\$ 6,650	\$ 6,980	\$ 7,330
Maint Bldg - Intercom	\$ -	\$ 5,800	5,800	\$ 1	\$ -	\$ -
Maint Bldg - Lift - Service Contract	\$ 33,545	\$ 42,230	8,685	\$ 42,870	\$ 45,010	\$ 47,260
Maint Bldg - Light Fittings		\$ -	0	\$ 1	\$ -	\$ -
Maint Bldg - Locks, Keys, and Cards		\$ 7,500	7,500	\$ 7,950	\$ 8,350	\$ 8,770
Maint Bldg - Misc	\$ 7,628	\$ 7,900	272	\$ 8,090	\$ 8,490	\$ 8,910
Maint Bldg - Pest Control		\$ 2,290	2,290	\$ 2,430	\$ 2,550	\$ 2,680
Maint Bldg - Plumbing & Drainage	\$ 9,984	\$ 19,010	9,026	\$ 10,580	\$ 11,110	\$ 11,670
Maint Bldg - Phone Line	\$ 1,518	\$ 2,090	572	\$ 1,610	\$ 1,690	\$ 1,770
Maint Bldg - Security Doors & Gates	\$ 11,651	\$ 9,330	-2,321	\$ 10,000	\$ 10,500	\$ 11,030
Maint Bldg - TV Antenna	\$ 480	\$ 1,210	730	\$ 1,000	\$ 1,050	\$ 1,100
Maint Bldg - Glass	\$ 18,370	\$ 10,060	-8,310	\$ 19,470	\$ 20,440	\$ 21,460
Maint Grounds - Fences & Gates	\$ 2,971	\$ -	-2,971	\$ 3,150	\$ 3,310	\$ 3,480
Maint Grounds - Gardening	\$ 2,113	\$ 1,380	-733	\$ 2,240	\$ 2,350	\$ 2,470
Utilities - Elec & Lighting	\$ 17,903	\$ 21,930	4,027	\$ 18,980	\$ 19,930	\$ 20,930
Utilities - Water & Sewage	\$ 111	\$ 130	19	\$ 120	\$ 130	\$ 140
Projects			0			
Window Frames			0			
Airlock Works	\$ 5,266	\$ 20,000	14,734			
Concrete Remediation		\$ 10,000	10,000	\$ 10,000		
Paint Corridors & Carpet Replacement		\$ -	0			
Eco Lighting		\$ -	0			
Lobby Mailbox repair		\$ -	0			
Smoke Alarm Replacement			0	\$ 25,000		
Roof - Balustrade	\$ 34,035	\$ 40,000	5,965			
Roof - Membrane	\$ 25,674	\$ 90,000	64,326	\$ 115,000		
Roof - Enabling Works		\$ 40,000	40,000	\$ 40,000		
Roof - Mechanical Plant Relocation			0	\$ 50,000		
Roof - Paving Screening and Security		\$ -	0	\$ 90,000	\$ 90,000	\$ 60,000
Lobby & Corridor Beautification			0		\$ 25,000	
Total Expenditure	\$ 402,164	\$ 598,340	\$ 196,176	\$ 711,372	\$ 513,680	\$ 478,630
Less - Carry Over Projects						
Roof - Balustrade		\$ 40,000				
Roof - Enabling Works				\$ 40,000		
Roof - Membrane				\$ 65,000		
Concrete Remediation				\$ 10,000		
		\$ 40,000		\$ 115,000	\$ -	\$ -
Total Planned Current Expenditure		\$ 558,340		\$ 596,372	\$ 513,680	\$ 478,630
Actual Quarterly Service Fees		\$ 1,382.03		\$ 1,476	\$ 1,271	\$ 1,185
Proposed Quarterly Service Fees		\$ 1,300		\$ 1,360	\$ 1,275	\$ 1,150